

4 ROBINSON STREET
CHATBURN
BB7 4BA

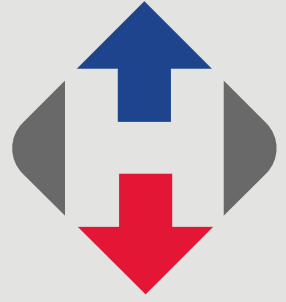
£525 per month



- Mid-terrace house in popular location
- Lounge, modern dining kitchen
- Pleasant rear yard, garden forecourt
- Convenient for village amenities
- Two bedrooms
- House bathroom with shower
- Gas CH & double glazing
- Unfurnished. Available immediately.

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Situated in this popular village location only a short walk from the excellent amenities and with easy access to Clitheroe, this mid-terrace property offers comfortable cosy accommodation comprising lounge with gas fire, modern fitted dining kitchen, two bedrooms and three piece white bathroom suite with shower. Outside the property enjoys a pleasant rear yard with attractive paved patio and garden forecourt.



LOCATION: On entering the centre of Chatburn from the Clitheroe direction, turn right past Hudson's Ice Cream shop into Downham Road and Robinson Street is the first turning on the right.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE VESTIBULE.

LOUNGE: 4.0m x 4.2m (13'1" x 13'9"); with electric fire and built-in cupboards.

DINING KITCHEN: 3.2m x 2.4m (10'4" x 8'0"); a range of modern fitted wall and base units with complementary laminate working surfaces, built-in electric oven, 4-ring electric hob with extractor over, plumbing for washing machine.

FIRST FLOOR:

BEDROOM ONE: 4.0m x 3.6m (13'2" x 11'9"); built-in shelves and hanging space.

BEDROOM TWO: 1.7m x 3.6m (5'7" x 11'9").

BATHROOM: With 3-piece white suite comprising panelled bath with shower over, low suite w.c. and pedestal washbasin.

OUTSIDE: Garden forecourt and pleasant rear yard with attractive paved patio and 2 stores.





TAX BAND: A.

EPC: The energy efficiency rating for this property is D.

DEPOSIT: £605.00.

RESTRICTIONS: No Pets. No Smokers. Unfortunately no Housing Benefit claimants can be considered due to a restriction in the Landlord's mortgage term.

AVAILABLE: Immediately. **TENANCY TERM:** Minimum 12 months tenancy.

PLEASE NOTE

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the first month's rent.

Full reference checks are carried out on every tenant.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

Payment of the first month's rent and deposit **MUST** be made by bank transfer, Building Society counter cheque or debit card. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card or cash.





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